

MEMORANDUM

AUGUST 29, 1984

Doc # 4496

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: ARBORFIELD ROAD, HYDE PARK FINAL DESIGNATION OF
SEVENEL INC. AS REDEVELOPER OF SITE 1-A

A Resolution was adopted by the Authority on June 20, 1984 tentatively designating Sevenel, Inc. as redeveloper for Site 1-A, Hyde Park.

Sevenel has submitted final plans and specifications to construct nine single family houses consisting of five three bedroom ranches and four two bedroom capes. The ranches are proposed to sell for \$61,000 each, and the capes for \$63,700 each. There is a waiting list of interested buyers for these houses at these prices.

The developer proposes to finance the proposed construction himself. He has secured a \$500,000 line of credit from South Shore Bank.

The local neighborhood residents have been supportive of Sevenel's designation since 1980.

It is therefore recommended that Sevenel, Inc. be finally designated as redeveloper of Site 1-A, Arborfield Road, Hyde Park.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF SEVENEL, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF SITE 1-A
IN THE ARBORFIELD ROAD SINGLE FAMILY HOUSING PROJECT
IN THE HYDE PARK NEIGHBORHOOD OF BOSTON

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a Land Transfer Agreement dated January 3, 1979, with the Commonwealth of Massachusetts Department of Public Works, (hereinafter referred to as the "DPW"); and

WHEREAS, the DPW acquired property for the construction of I-95 and has determined the property is no longer needed for highway purposes; and

WHEREAS, the terms of the Agreement specify the DPW will sell and BRA will but such DPW owned property along Arborfield Road, Hyde Park, for the purposes of housing construction; and

WHEREAS, the purchase price will be the sale price of the property to a redeveloper, less costs incurred by BRA for on-site improvements; and

WHEREAS, Sevenel, Inc., has expressed an interest in and/or have submitted a satisfactory proposal for the development of Site 1-A, Arborfield Road, Hyde Park; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Sevenel, Inc., be and hereby is finally designated as Redeveloper(s) of Site 1-A, Arborfield Road, Hyde Park.
2. That it is hereby determined that Sevenel, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Land Disposition Agreement for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Sevenel, Inc., for the development of Site 1-A, be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Site 1-A to Sevenel, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

